

**PLAN AND REVIEW COMMISSION MEETING
MINUTES FOR 11/10/2010
TOWN OF SPIDER LAKE, SAWYER CO, WI**

Meeting was called to order at 6:07 p.m. All Planning Commission members except Wood are present as identified in the Public Hearing immediately preceding the PR&C meeting.

Pledge of Allegiance

Approval of the minutes of the October 6, 2010 meeting
Motion made by Brandt to approve the minutes 2nd by Cerman MC

New Business

- 1) Method of blocking permanent logging access when logging operations are not taking place. Location: Across from intersection of Upper A and Brandt Rd. Owner: Norm Andre.

Boss issued permit for a permanent driveway for logging operations. Town has received a number of complaints about how the road access is blocked off. Brush pile/log pile is at least 6 feet high. Owner's representative is of the view that the barricade does not violate the terms of the ordinance and that the conditions set out for temporary roads do not apply.

Discussion followed about concerns about fire risk, etc. from the existing condition. Members of the Commission questioned whether the action taken results in the road being temporary in nature, whether the barricade is a structure or a nuisance. It was noted that the barricade also did not appear consistent with the Comprehensive Land Use Plan.

Boss indicated that the owner's representative was looking for suggestions if the barricade was unacceptable. It was suggested that a gate could be put in; rock could be placed outside the right of way or that the brush pile be moved back beyond 120 feet as it appears that this is being treated as a temporary road.

Zoning Policy Issues, Ordinance Interpretation and Committee Guidance for Department Staff

- 1) Wetland regulations per 15.8 W-1 Wetland/Shoreland One District. Designation: This district shall include all wetlands within the jurisdiction of this Ordinance which are wetlands excluding point symbols, and which are shown in the Wisconsin Wetland Inventory Maps that are adopted and made a part of this Ordinance.

Boss sought confirmation from the PRC that the town ordinance provides that the DNR has exclusive control of wetlands less than 5 acres in size as noted in our ordinance. Boss confirmed that "point symbols" are used to designate small wetlands on maps and appear to be areas of less than 5 acres. This is consistent with the County, the Army Corp of Engineers and DNR, interpretation.

- 2) Minimum Distance Access Driveways to the Right-of-Way of an Intersecting Highway.

Representatives from the Spider Lake Church were present at the meeting. Discussion was held on possible church parking lot across Lower Twin Lake Road from the Spider Lake Church. Setbacks requirements would reduce the number of parking spots. This is an improvement which needs to be 50 feet from the right of way as stated in our zoning ordinance.

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Zoning Administrators Report

1) Continued report on proposed Spider Lake Church parking lot

Is a parking lot a structure? Boss read the definition and would like to know from the PRC is this a structure. If it is a structure, it would need a 66 foot set back. Commission members discussed whether a parking lot is a structure. Additional discussion focused upon the potential impact of the use of gravel versus blacktop.

Because the proposed site is a separate lot, there also is a question as to whether the site could be developed as a parking lot which would be an accessory use of the lot. That question alone may require seeking a variance.

In summary there are a number of issues, including potential location of the driveway off SR 77, controlling pedestrian traffic from the lot, setbacks, structure setback issues and the fact that the proposed space is a separate lot with no primary structure to allow for an accessory use. There also are wetland considerations.

Representatives of the church indicated that they were going to contact the DNR about the wetland issues first as their next step.

Motion made to adjourn by Brandt
2nd by Ross
MC

Adjournment at 7:30

Minutes submitted by Secretary Kathy Overman